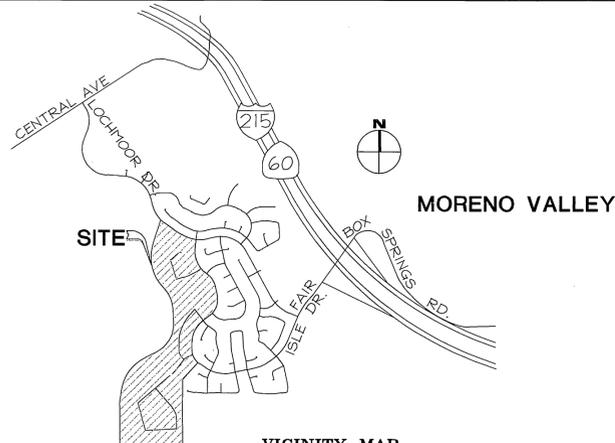


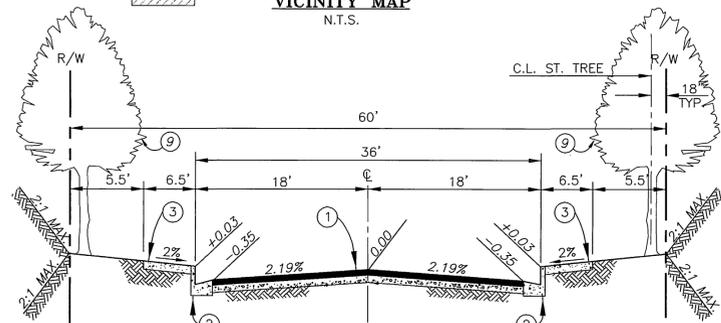
SYCAMORE HIGHLANDS

STREET IMPROVEMENT PLANS

TRACT 21166 - IN THE CITY OF RIVERSIDE

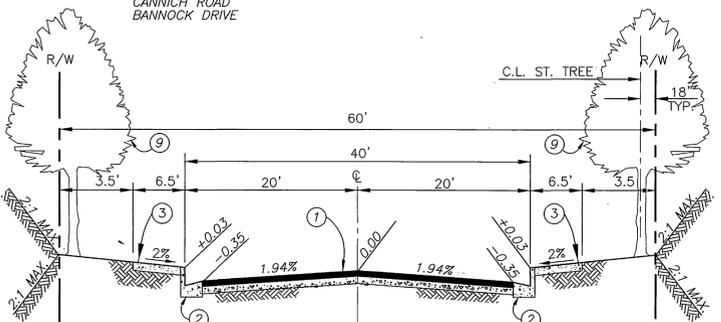


VICINITY MAP
N.T.S.



TYPICAL SECTION T=5.0

CONSTRUCT 3" AC OVER 4" C.A.B. PER S.R.# 1548; R-VALUE=41
N.T.S.
LOCKERTON LANE
PERTSHIRE PLACE
SPEYSIDE RD. - STA.10+00 TO STA.21+45.32
CANNICH ROAD
BANNOCK DRIVE

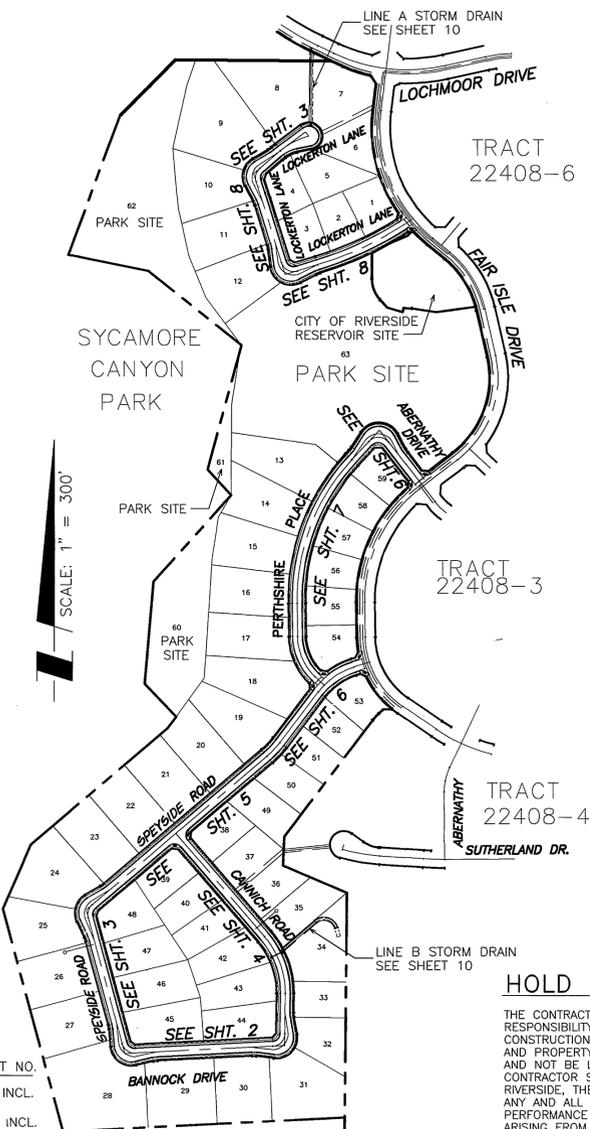


TYPICAL SECTION T=5.0

CONSTRUCT 3" AC OVER 4" C.A.B. PER S.R.# 1548; R-VALUE=41
N.T.S.
ABERNATHY DRIVE
SPEYSIDE RD. STA.21+45.32 TO STA.23+24.71

CONSTRUCTION NOTES AND QUANTITY ESTIMATE

ITEM DESCRIPTION	UNIT	QUANTITY	SHEET NO.
1 CONSTRUCT A.C. OVER C.A.B. PER TYPICAL SECTION, T=5.0,	3" AC - TONS 4" C.A.B. - CY.	3470 2330	2-8 INCL.
2 CONSTRUCT 6" CURB AND GUTTER PER CITY STD. 200 TYPE 1	L.F.	10,402	2-8 INCL.
3 CONSTRUCT SIDEWALK PER CITY STD. 325.	S.F.	63,538	2-8 INCL.
4 SAW-CUT AND REMOVE EX. A.C., CURB & GUTTER AND SIDEWALK	L.F.	200	6, 8
5 CONSTRUCT WHEELCHAIR RAMP PER CITY STD. 304 TYPE 1	EA.	10	4, 6, 7, 8
6 CONSTRUCT CATCH BASIN PER CITY STD. 405 W & V PER PLAN.	EA.	3	3, 4
7 CURB OUTLET PER CITY STD. 410 WITH BOLTDOWN COVER (SEE SHT. 2 R-3224 A LOCHMOOR DRIVE)	EA.	1	10
8 CONSTRUCT HEADWALL PER CALTRANS STD. D89 (SEE DETAIL SHT. 10)	EA.	1	10
9 INSTALL STREET TREES PER PARKS AND RECREATION SPECIFICATIONS	EA.		
10 CONSTRUCT CROSS GUTTER PER CITY STD.220 (WIDTH PER PLAN)	EA.	5	6, 7, 8
11 CONSTRUCT UNDER SIDEWALK DRAIN PER CITY STD. 411	EA.	6	2, 5, 8, FAIR ISLE
12 CONSTRUCT PROTECTION SCREEN FOR S.D. OUTLET (SEE DETAIL SHT. 10)	EA.	1	10
13 CONSTRUCT GROUTED RIPRAP APRON	S.F.	600	10
14 CONSTRUCT 18" R.C.P. D-LOAD PER PLAN	L.F.	256	10
15 CONSTRUCT 24" R.C.P. D-LOAD PER PLAN - BELL TYPE MORTAR JOINT	L.F.	36	10
16 CONSTRUCT 30" R.C.P. D-LOAD PER PLAN	L.F.	231	10
17 CONSTRUCT SIDEWALK WIDENING PER DETAIL 1 SHEET 5.	S.F.	80	5,6



INDEX MAP

HOLD HARMLESS INDEMNIFICATION CLAUSE

THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE CITY OF RIVERSIDE, THE OWNER, AND THE PRIVATE ENGINEERS HARMLESS FOR ANY AND ALL LIABILITY; REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

EXISTING UNDERGROUND STRUCTURES

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPE STRUCTURES OR CONDUITS SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF THE UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE PLANS.

NOTICE TO CONTRACTOR

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.

GENERAL NOTES FOR STREET TREE PLANTING

- ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE PARK AND RECREATION DEPARTMENT STANDARDS AND CITY OF RIVERSIDE STREET TREE POLICIES.
- WHEN CALLING FOR INSPECTIONS CONTACT THE STREET TREE INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE AT (909) 351-6126 TO SCHEDULE AN INSPECTION. A FIELD NOTICE WILL BE ISSUED AS WRITTEN APPROVAL FOR EACH STAGE OF INSPECTION. A VERBAL APPROVAL WILL NOT BE ACCEPTABLE. INSPECTIONS ARE REQUIRED:
 - AFTER COMPLETION OF FINAL GRADING OF THE LOTS AND WHEN ALL UTILITY SERVICES AND SEWER LATERALS HAVE BEEN MARKED, BUT PRIOR TO DIGGING PLANT PITS. ALL FINAL STREET TREE LOCATIONS ARE TO BE SPOTTED IN THE FIELD BY THE STREET TREE INSPECTOR;
 - WHILE DIGGING PLANT PITS AND PLANTING/RELOCATING TREES;
 - AFTER PLANTING AND ALL OTHER INDICATED OR SPECIFIED WORK HAS BEEN COMPLETED, FOR START OF MAINTENANCE;
 - AT THE END OF THE MAINTENANCE PERIOD, THE CONTRACTOR/DEVELOPER SHALL CALL THE STREET TREE INSPECTOR AT (909) 351-6126 FOR A FINAL ACCEPTANCE INSPECTION IN ORDER TO BE RELEASED FROM MAINTENANCE. DEVELOPERS WILL NOT BE RELEASED UNTIL AFTER RECEIPT OF WRITTEN NOTIFICATION FROM THE CITY THAT THE TREES PASS FINAL INSPECTION AND THE PARK AND RECREATION DEPARTMENT IS ASSUMING MAINTENANCE RESPONSIBILITIES.
- ALL STREET TREES ARE TO BE PLANTED PRIOR TO OCCUPANCY.
- THE DEVELOPER SHALL BE RESPONSIBLE TO ACCEPTABLY MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.
- STREET TREE PLANTING SHALL BE AS FOLLOWS:

STREET NAME	BOTANICAL NAME/ COMMON NAME	MIN. SIZE	APPROX. SPACING	*NUMBER REQUIRED
A. ABERNATHY DRIVE	TABEBUIA IPE/PINK FLOWERING TRUMPET	15 GAL.	45' O.C.	3 EA.
B. BANNOCK DRIVE	ROBINIA P. 'PURPLE ROBE'/PURPLE ROBE ROBINIA	15 GAL.	45' O.C.	24 EA.
C. CANNICH ROAD	MICHELIA DOLTSOPA/NO COMMON NAME	15 GAL.	45' O.C.	35 EA.
D. PERTSHIRE PLACE	MICHELIA DOLTSOPA/NO COMMON NAME	15 GAL.	45' O.C.	35 EA.
E. SPEYSIDE ROAD	EUCALYPTUS TORQUATA/CORAL GUM	15 GAL.	45' O.C.	70 EA.
F. LOCKERTON LANE	MAYTENUS BOARIA/MAYTEN TREE	15 GAL.	45' O.C.	36 EA.
G. FAIR ISLE DRIVE	QUERCUS VIRGINIANA/SOUTHERN LIVE OAK (SEE REVERSE FRONTAGE PLAN #R-3491-L PREPARED BY RHA LANDSCAPE ARCHITECTS DATED 10/9/98)			
- ALL STREET TREES MUST BE AUTOMATICALLY IRRIGATED, EXCEPT WHERE ADJACENT TO SINGLE FAMILY OR DUPLEX RESIDENTIAL USES.

*NOTE: IN THE INTEREST OF PUBLIC SAFETY AND MAINTENANCE THE STREET TREE INSPECTOR SHALL HAVE THE AUTHORITY TO REVISE THE STREET TREE QUANTITIES AND LOCATIONS SHOWN ON APPROVED PLANS BASED UPON FIELD CONDITIONS FOUND AT THE TIME OF INSTALLATION OF THE TREES.

TRAFFIC & STREET NAME SIGN SCHEDULE

TRAFFIC & STREET NAME SIGN SCHEDULE	CONSTRUCT PER CITY STANDARD DWG. 662 & 666
A	LOCKERTON LANE 1300
B	LOCKERTON LANE 1300
C	LOCKERTON LANE 1300
D	LOCKERTON LANE 1300
E	FAIR ISLE DRIVE 5500
F	FAIR ISLE DRIVE 5700
G	ABERNATHY DRIVE 5800
H	FAIR ISLE DRIVE 5900
I	SPEYSIDE ROAD 5900
J	SPEYSIDE ROAD 5900
K	PERTSHIRE PLACE 5800
L	PERTSHIRE PLACE 5800
M	ABERNATHY DRIVE 1300
N	SPEYSIDE ROAD 5900
O	CANNICH ROAD 6000
P	CANNICH ROAD 6000
Q	BANNOCK DRIVE 6000
R	BANNOCK DRIVE 6000
S	SPEYSIDE ROAD 6000
T	SPEYSIDE ROAD 6000
U	SPEYSIDE ROAD 5900
V	30" R1
W	W53
X	W53A

Underground Service Alerts
Call: TOLL FREE 1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE
CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY; REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

PREPARED UNDER THE DIRECTION OF:
George A. Lenfestey
R.C.E. 45920 - EXP. 12/31/02
DATE: 12/29/98

APPROVED BY:
Keith International, Inc.
Inland Empire Division
28800 Claret Ave., Ste. 300, Moreno Valley, CA 92553 (909) 859-0284

BENCHMARK: CITY OF RIVERSIDE BENCHMARK P.K. NAIL AND CITY ENGINEER TAG IN THE NORTHERLY CORNER OF A CATCH BASIN IN THE MEDIAN CURB OF SYCAMORE CANYON BLVD., 95 FEET SOUTHERLY OF FAIR ISLE DRIVE. ADJUSTED AND ENTERED: MAY 1997
ELEV=1510.379

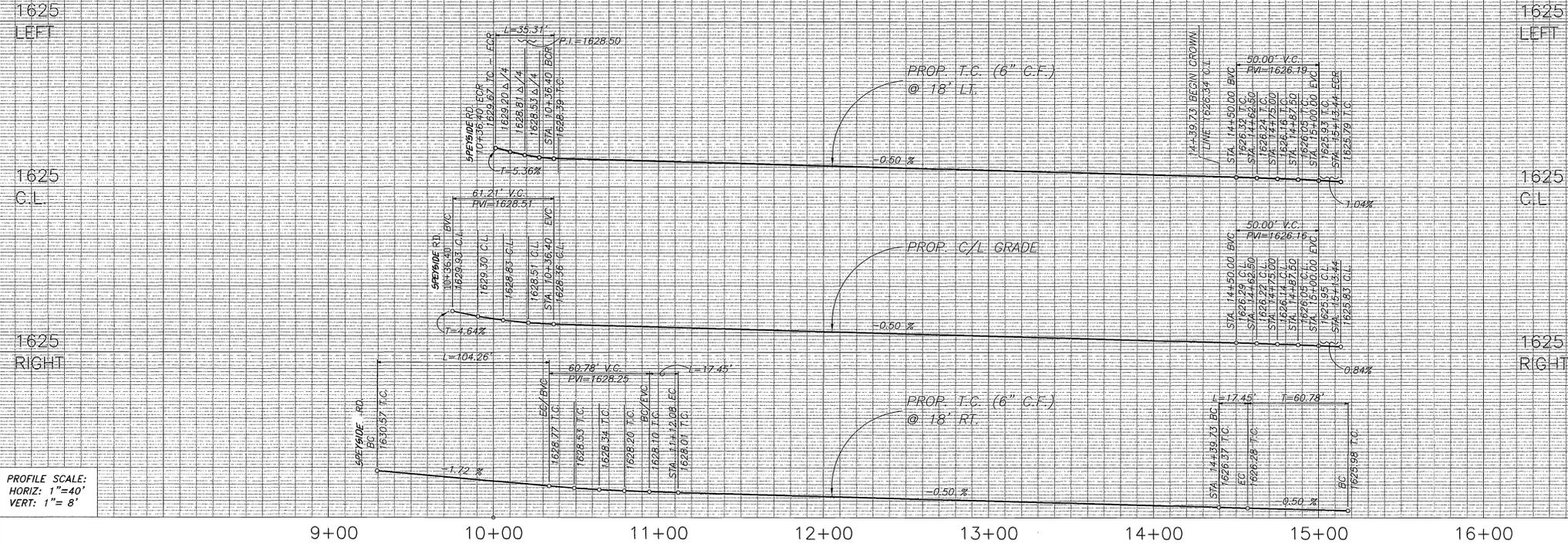
CHARTER COMMUNICATIONS
APPROVED BY: *Jim Munnay* DATE: 2-3-99

CITY OF RIVERSIDE OVERHEAD & UNDERGROUND
APPROVED BY: *John B. ...* DATE: 2-3-99

PACIFIC BELL TELEPHONE
SOUTHERN CALIFORNIA GAS COMPANY
APPROVED BY: *John B. ...* DATE: 2-29-99

CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS
APPROVED BY: *R. M. ...* DATE: 7-21-99

STREET IMPROVEMENT PLANS
TR. 21166
TITLE SHEET
PROJECT NO. 30772.000
R-3491
SHEET 1 OF 10



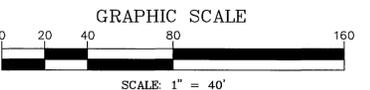
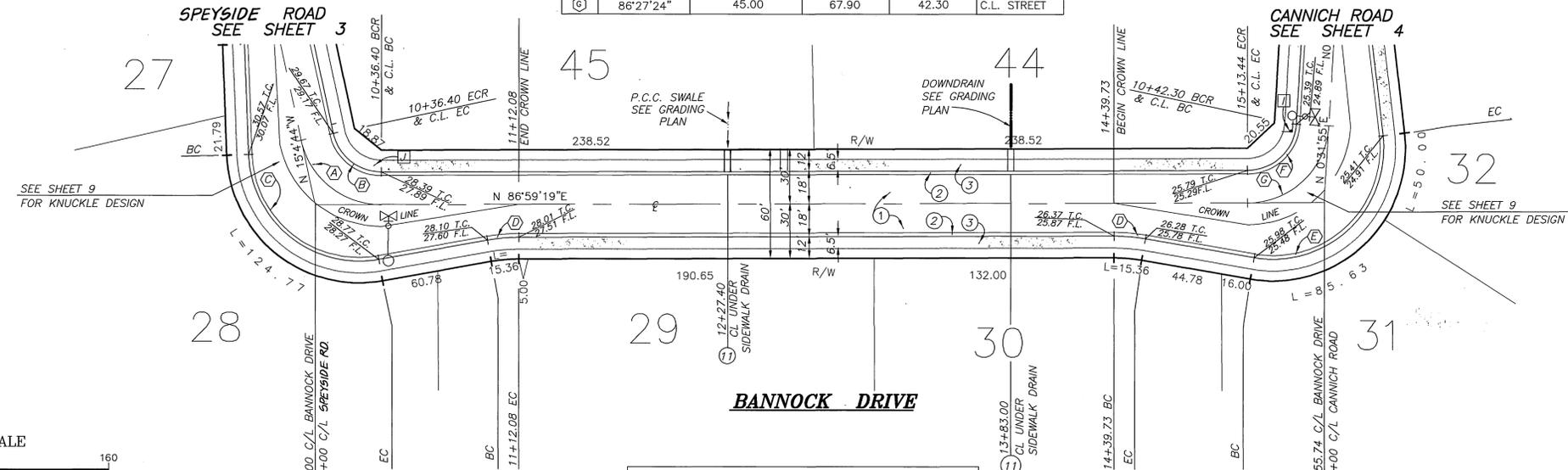
PROFILE SCALE:
HORIZ: 1"=40'
VERT: 1"=8'

CURVE DATA

Δ	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT	REFERENCE
(A)	77°55'57"	45.00	61.21	36.40	C.L. STREET
(B)	77°55'57"	27.00	36.72	21.84	LEFT C.F.
(C)	97°55'57"	61.00	104.26	70.09	RIGHT C.F.
(D)	10°00'00"	100.00	17.45	8.75	RIGHT C.F.
(E)	106°27'24"	61.00	113.34	81.62	RIGHT C.F.
(F)	86°27'24"	27.00	40.74	25.38	LEFT C.F.
(G)	86°27'24"	45.00	67.90	42.30	C.L. STREET

CONSTRUCTION NOTES:

- 1) CONSTRUCT A.C. OVER C.A.B. PER TYPICAL SECTION.
- 2) CONSTRUCT 6" CURB AND GUTTER PER CITY STD. 200 TYPE 1
- 3) CONSTRUCT SIDEWALK PER CITY STD. 325.
- 11) CONSTRUCT UNDER SIDEWALK DRAIN PER CITY STD. 411



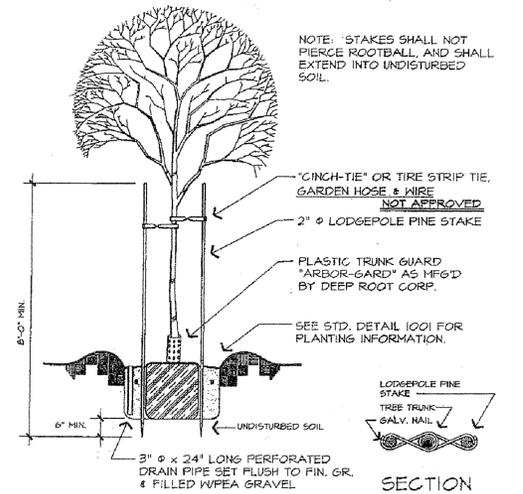
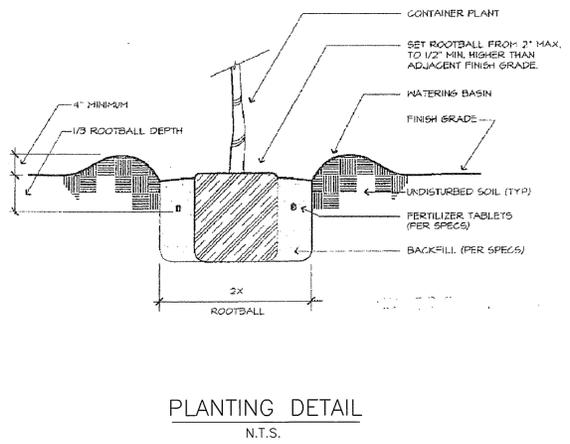
BANNOCK DRIVE

CITY OF RIVERSIDE
OVERHEAD & UNDERGROUND

John Lenfestey
APPROVED BY

2-3-99
DATE

- GENERAL PLANTING NOTES**
- 1) Contact the Street Tree Inspector at 351-6126 two (2) weeks (48 hours) prior to installing any plant material.
 - 2) Trees planted in turf areas shall be maintained with a minimum 12" radius around the tree frog of turf throughout the maintenance period.
 - 3) Watering basins may be removed after the maintenance period.
 - 4) For staking information as applicable, refer to Standard Detail 1002.
 - 5) For gaging information as applicable, refer to Standard Detail 1003.
 - 6) For specification information, refer to City of Riverside Park and Recreation Department Standard Specifications, Section 02480 Planting.
 - 7) Provide Fertilizer Tablets as follows:
- | | |
|-----------------|-----------|
| 1 gallon plant | 2 tablets |
| 5 gallon plant | 3 tablets |
| 15 gallon plant | 5 tablets |
| 24" box plant | 8 tablets |



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TWO WORKING DAYS BEFORE YOU DIG

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REGISTERED PROFESSIONAL ENGINEER
Civil
George A. Lenfestey
No. 45920
Exp. 12-31-02
STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:
George A. Lenfestey
R.C.E. 45920 - EXP. 12/31/02
DATE 12/30/98

APPROVED BY:
John Lenfestey
DATE 2-3-99

KEITH INTERNATIONAL, INC.
• Planning • Civil Engineering • Environmental Services •
• Land Surveying • Public Works • Water Resources •
Inland Empire Division
2390 Ochoa Ave., Ste. 200, Menlo Park, CA 94025 (650) 653-0284

BENCHMARK: CITY OF RIVERSIDE BENCHMARK P.K. NAIL AND CITY ENGINEER TAG IN THE NORTHERLY CORNER OF A CATCH BASIN IN THE MEDIAN CURB OF SYCAMORE CANYON BLVD., 95 FEET SOUTHERLY OF FAIR ISLE DRIVE. ADJUSTED AND ENTERED: MAY 1997 ELEV=1510.379

MARK	REVISIONS	APPR.	DATE

DESIGNED BY: JLE DRAWN BY: DAH CHECKED BY: R.Y.
STREET SERVICES

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY: *R. Mc Grath*
R.C.E. 45920
DIRECTOR OF PUBLIC WORKS

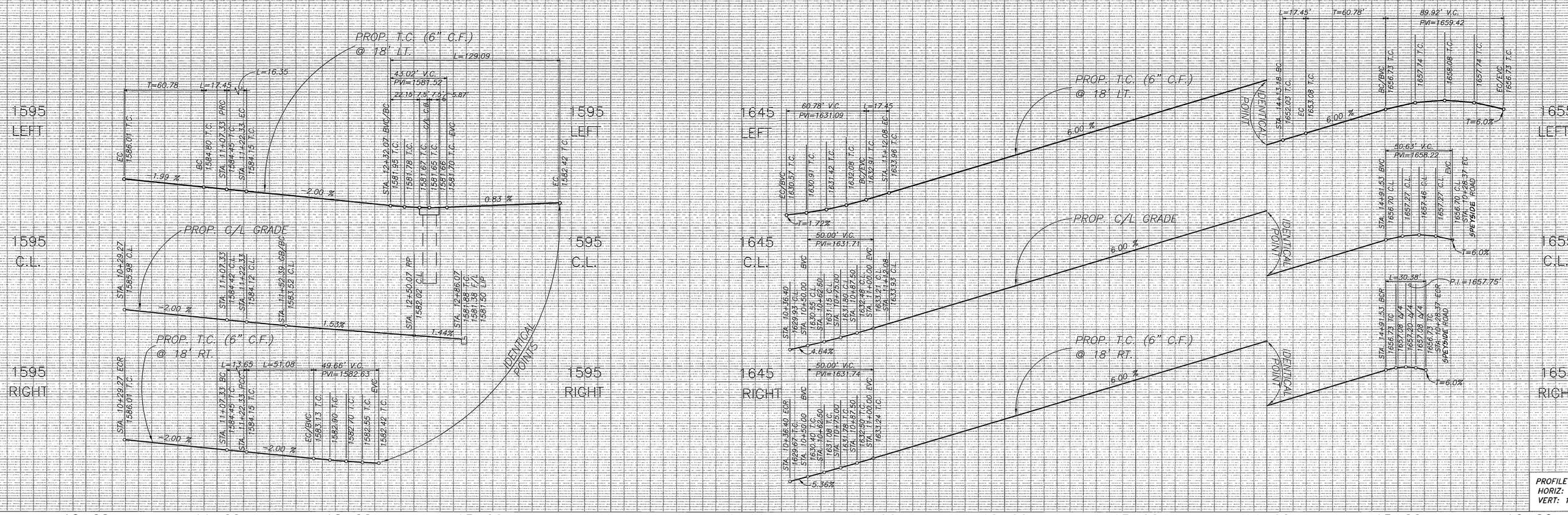
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STREET IMPROVEMENT PLANS
TR. 21166
BANNOCK DRIVE

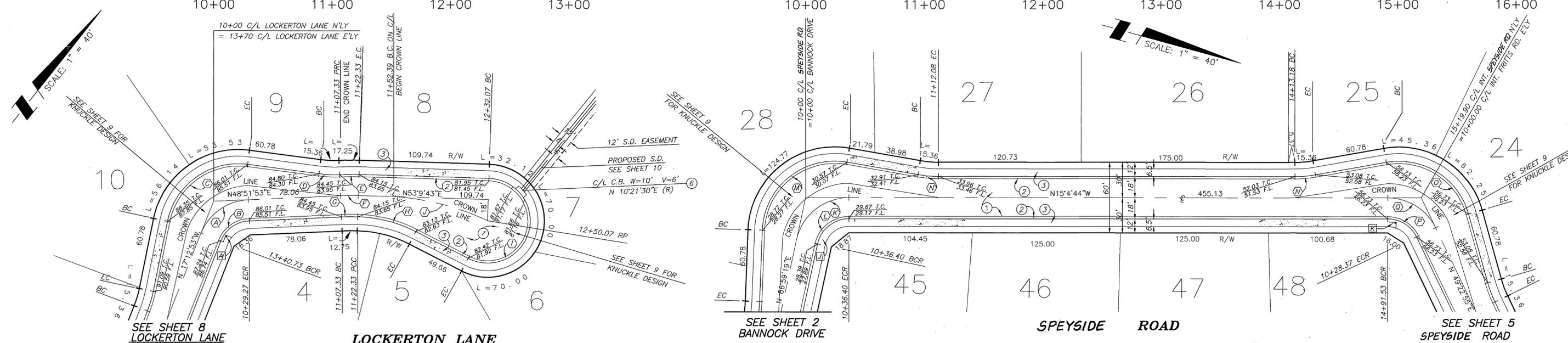
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PROJECT NO. 30772.000
R-3491
SHEET 2 OF 10
INDEXED 9-9-99 JLE

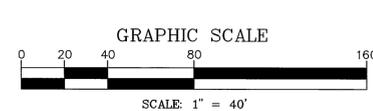
BUSINESS TAX CERTIFICATION # 033595 EXP. DATE 4/2/00



PROFILE SCALE:
HORIZ: 1"=40'
VERT: 1"=4'



- CONSTRUCTION NOTES:**
- ① CONSTRUCT A.C. OVER C.A.B. PER TYPICAL SECTION.
 - ② CONSTRUCT 6" CURB AND GUTTER PER CITY STD. 200 TYPE I
 - ③ CONSTRUCT SIDEWALK PER CITY STD. 325.
 - ④ CONSTRUCT CATCH BASIN PER CITY STD. 405 W & V PER PLAN.



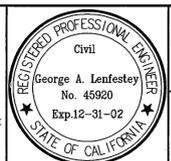
CITY OF RIVERSIDE
OVERHEAD & UNDERGROUND
John L. Long
APPROVED BY _____ DATE 2-3-99

CURVE DATA

Δ	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT	REFERENCE
A	66°04'47"	45.00	51.90	29.27	C.L. STREET
B	66°04'47"	27.00	31.14	17.56	RIGHT C.F.
C	86°04'45"	61.00	91.64	58.96	LEFT C.F.
D	10°00'00"	100.00	17.45	8.75	LEFT C.F.
E	4°17'50"	218.00	16.35	8.18	LEFT C.F.
F	4°17'50"	200.00	15.00	7.50	C.L. STREET
G	4°17'50"	182.00	13.65	6.83	RIGHT C.F.
H	25°27'05"	115.00	51.08	25.97	RIGHT C.F.
I	205°27'05"	36.00	129.09	-	RIGHT C.F.
J	25°27'05"	219.90	97.68	49.66	C.L. STREET
K	77°55'57"	45.00	61.21	36.40	C.L. STREET
L	77°55'57"	27.00	36.72	21.84	RIGHT C.F.
M	97°55'56"	61.00	104.26	70.09	LEFT C.F.
N	10°00'00"	100.00	17.45	8.75	LEFT C.F.
O	84°27'37"	61.00	89.92	55.37	LEFT C.F.
P	64°27'39"	27.00	30.38	17.02	RIGHT C.F.
Q	64°27'39"	45.00	50.63	28.37	C.L. STREET



PRIVATE ENGINEERING NOTE
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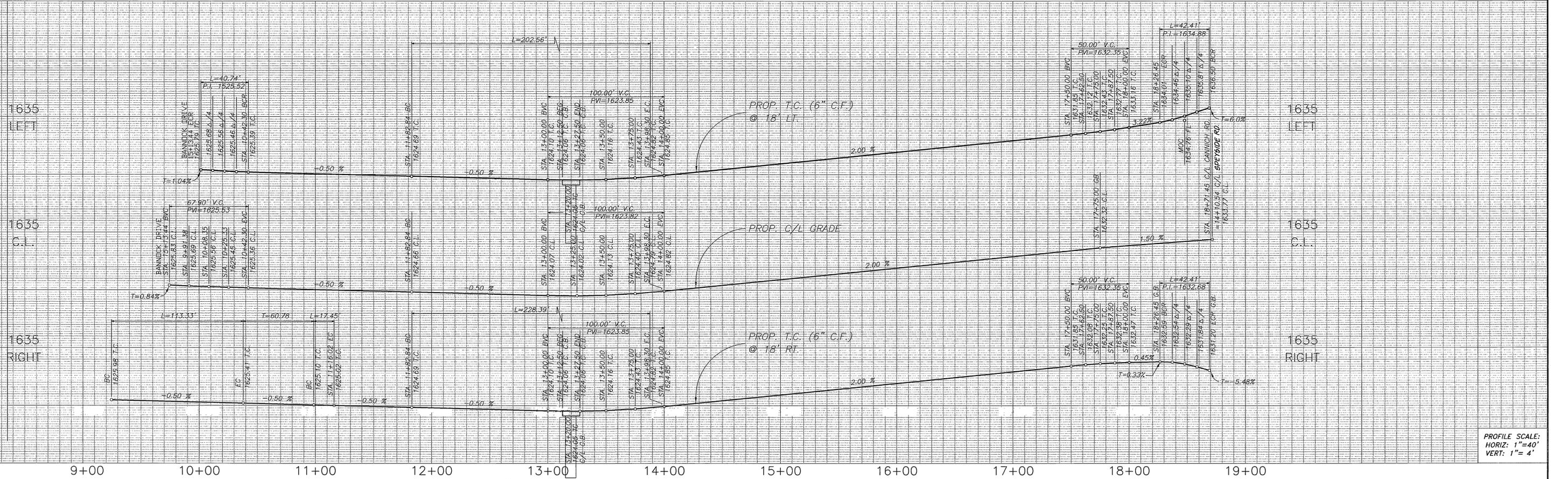
PREPARED UNDER THE DIRECTION OF:
George A. Lenfestey
George A. LENFESTEY
R.C.E. 45920 - EXP. 12/31/02
DATE 12/31/98
APPROVED BY: _____ DATE _____

KEITH INTERNATIONAL, INC.
• Planning • Civil Engineering • Environmental Services •
• Land Surveying • Public Works • Water Resources •
Inland Empire Division
2880 Cactus Ave., Ste. 300, Moreno Valley, CA 92553 (951) 853-0234
BENCHMARK: CITY OF RIVERSIDE BENCHMARK, P.K. NAIL AND CITY ENGINEER TAG IN THE NORTHERLY CORNER OF A CATCH BASIN IN THE MIDDLE CURB OF SYCAMORE CANYON BLVD., 95 FEET SOUTHERLY OF FAIR ISLE DRIVE, ADJUSTED AND ENTERED: MAY 1997 ELEV=1510.379

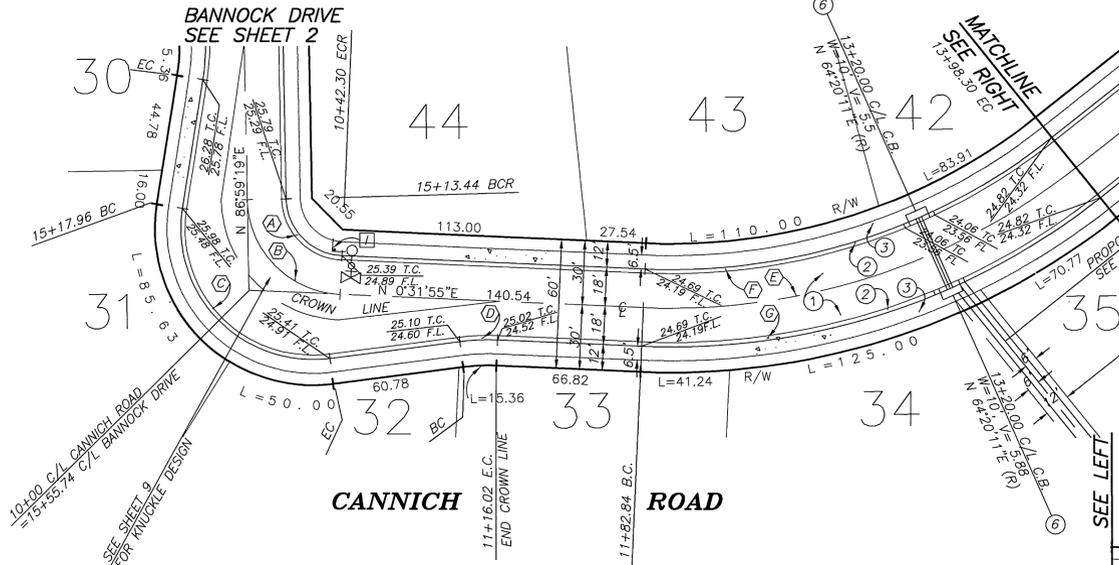
CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
APPROVED BY _____ DATE _____
PRINCIPAL ENGINEER
PARK DEPARTMENT
TRAFFIC DIVISION
ENGINEERING MANAGER
STREET SERVICES

APPROVED BY *R. McNeill*
R. McNeill
DIRECTOR OF PUBLIC WORKS
DATE 7-21-99

STREET IMPROVEMENT PLANS
TR. 21166
LOCKERTON LANE
SPEYSIDE ROAD
HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=8'
PROJECT NO. 30772.000
R-3491
SHEET 3 OF 10
INDEXED 9-9-99 LHM



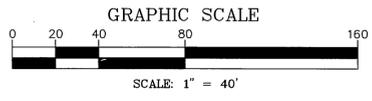
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VERT: 1"= 4'



CURVE DATA

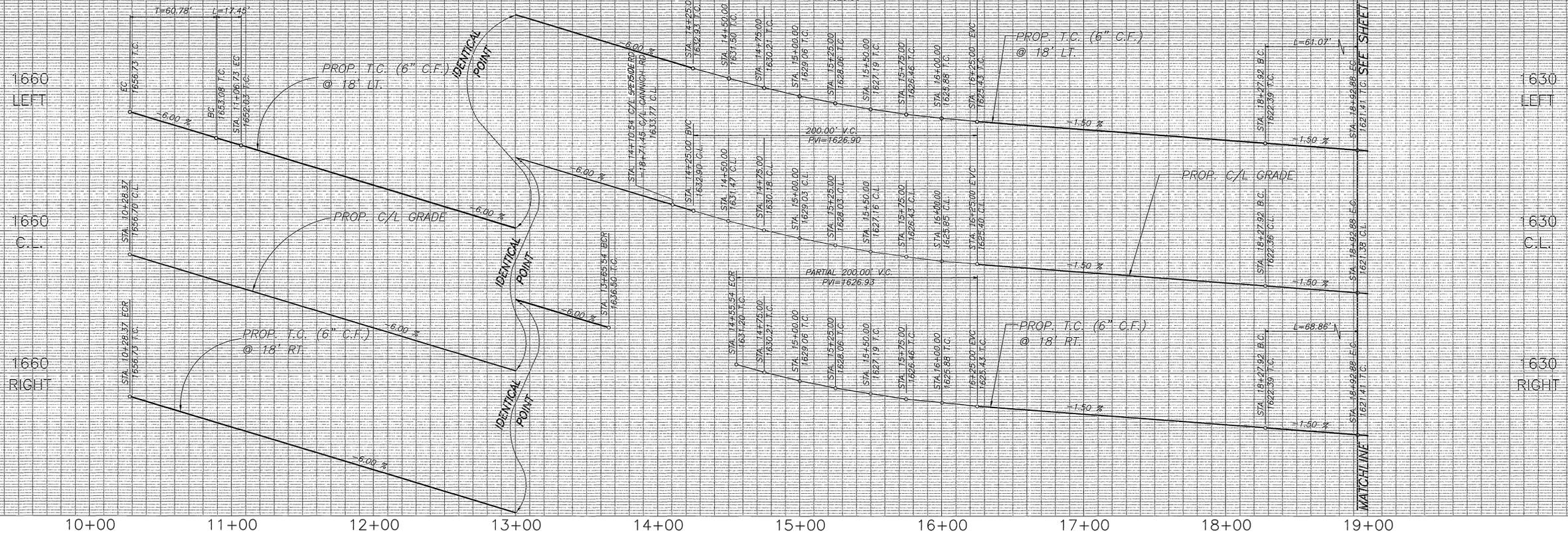
Δ/BEARING	RADIUS	LEN./DIST.	TANGENT	REFERENCE
(A) 86°27'24"	27.00	40.74	25.38	LEFT C.F.
(B) 86°27'24"	45.00	67.90	42.30	C.L. STREET
(C) 106°27'24"	61.00	113.34	81.62	RIGHT C.F.
(D) 10°00'00"	100.00	17.45	8.75	RIGHT C.F.
(E) 41°09'00"	300.00	215.46	112.61	C.L. STREET
(F) 41°09'00"	282.000	202.53	105.86	LEFT C.F.
(G) 41°09'00"	318.00	228.39	119.37	RIGHT C.F.
(H) 90°00'00"	27.00	42.41	27.00	LFT/RT C.F.

- CONSTRUCTION NOTES:**
- CONSTRUCT A.C. OVER C.A.B. PER TYPICAL SECTION.
 - CONSTRUCT 6" CURB AND GUTTER PER CITY STD. 200 TYPE 1
 - CONSTRUCT SIDEWALK PER CITY STD. 325.
 - CONSTRUCT WHEELCHAIR RAMP PER CITY STD. 304 (TYPE 1).
 - CONSTRUCT CATCH BASIN PER CITY STD. 405 W & V PER PLAN.

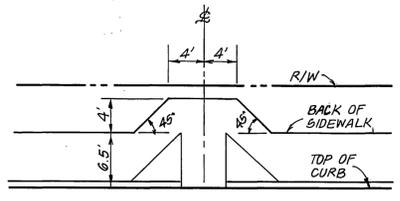
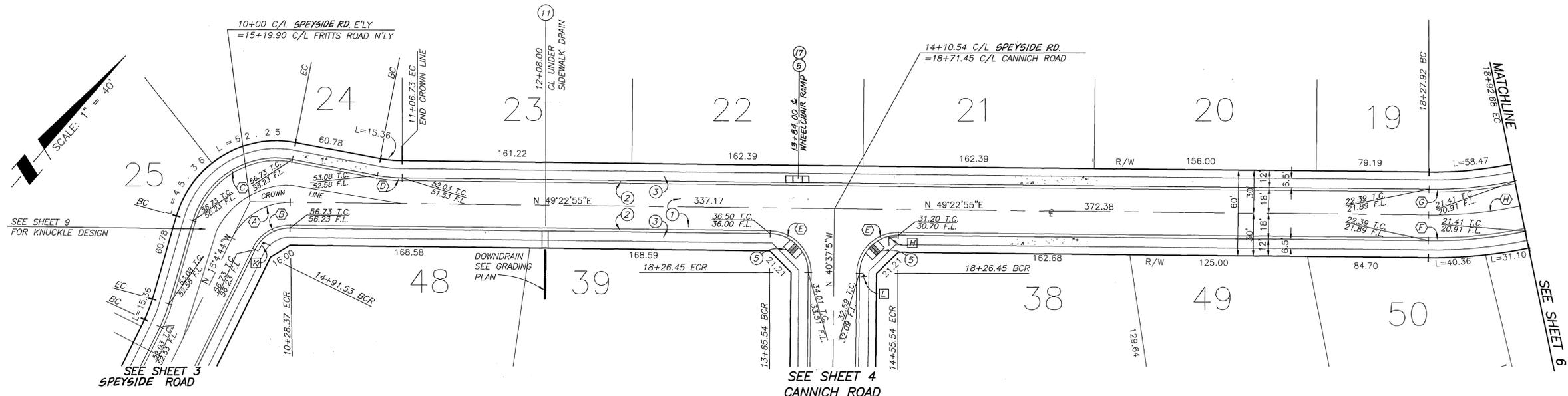


BUSINESS TAX CERTIFICATION # 033595 EXP. DATE 4/2/00

<p>Underground Service Alert Call: TOLL FREE 1-800-227-2600 TWO WORKING DAYS BEFORE YOU DIG</p>	<p>PRIVATE ENGINEERING NOTE</p> <p>CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.</p>		<p>PREPARED UNDER THE DIRECTION OF:</p> <p><i>George A. Lenfestey</i> 12/1/98 George A. LENFESTEY R.C.E. 45920 - EXP. 12/31/02 DATE</p>	<p>KEITH INTERNATIONAL, INC. Planning • Civil Engineering • Environmental Services • Land Surveying • Public Works • Water Resources • Inland Empire Division 2820 Ocker Ave., Ste. 202, Norwold, CA 92568 (951) 619-0214</p>	<p>CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS</p> <p>APPROVED BY: <i>R. McQuath</i> R. McQuath DIRECTOR OF PUBLIC WORKS</p>	<p>STREET IMPROVEMENT PLANS TR. 21166 CANNICH ROAD</p>	<p>PROJECT NO. 30772.000 R-3491</p>
			<p>APPROVED BY:</p>	<p>BENCHMARK: CITY OF RIVERSIDE BENCHMARK, P.K. NAIL AND CITY ENGINEER TAG IN THE NORTHERLY CORNER OF A CATCH BASIN IN THE MEDIAN CURB OF SYCAMORE CANYON BLVD., 95 FEET SOUTHERLY OF FAIR ISLE DRIVE, ADJUSTED AND ENTERED: MAY 1997 ELEV=1510.379</p>	<p>DESIGNED BY JLE DRAWN BY DAH CHECKED BY R.Y.</p>	<p>DATE 7-21-99</p>	<p>HORIZ. SCALE: 1"= 40' VERT. SCALE: 1"= 8'</p>



PROFILE SCALE:
HORIZ: 1"=40'
VERT: 1"= 8'

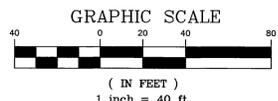


DETAIL 1
SIDEWALK WIDENING AT WHEELCHAIR RAMP
FOR TEE INTERSECTIONS
N.T.S.

- CONSTRUCTION NOTES:**
- ① CONSTRUCT A.C. OVER C.A.B. PER TYPICAL SECTION.
 - ② CONSTRUCT 6" CURB AND GUTTER PER CITY STD. 200 TYPE I
 - ③ CONSTRUCT SIDEWALK PER CITY STD. 325.
 - ④ CONSTRUCT WHEELCHAIR RAMP PER CITY STD. 304 (TYPE I).
 - ⑤ CONSTRUCT UNDER SIDEWALK DRAIN PER CITY STD. 411
 - ⑦ CONSTRUCT SIDEWALK WIDENING PER DETAIL ① THIS SHEET.

SPEYSIDE ROAD

SPEYSIDE ROAD



CITY OF RIVERSIDE
OVERHEAD & UNDERGROUND
John DeWitt
APPROVED BY DATE 2-3-99

CURVE DATA

Δ/BEARING	RADIUS	LEN./DIST.	TANGENT	REFERENCE
(A) 64°27'39"	45.00	50.63	28.37	C.L. STREET
(B) 64°27'39"	27.00	30.38	17.02	RIGHT C.F.
(C) 84°27'39"	61.00	89.92	55.37	LEFT C.F.
(D) 10°00'00"	100.00	17.45	8.75	LEFT C.F.
(E) 90°00'00"	27.00	42.41	27.00	RIGHT C.F.
(F) 12°24'26"	318.00	68.86	34.57	RIGHT C.F.
(G) 12°24'26"	282.00	61.07	30.65	LEFT C.F.
(H) 12°24'26"	300.00	64.96	32.61	C.L. STREET

CALL BEFORE YOU DIG
Underground Service Alert
TOLL FREE 1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE
CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, EXCEPTING LIABILITY ARISING FROM THE NEGLIGENCE OF DESIGN PROFESSIONAL.

REGISTERED PROFESSIONAL ENGINEER
Civil
George A. Lenfestey
No. 45920
Exp. 12-31-02
STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:
George A. Lenfestey
R.C.E.# 45920 - EXP. 12/31/02
DATE 1/23/99
APPROVED BY: _____ DATE _____

DATE _____

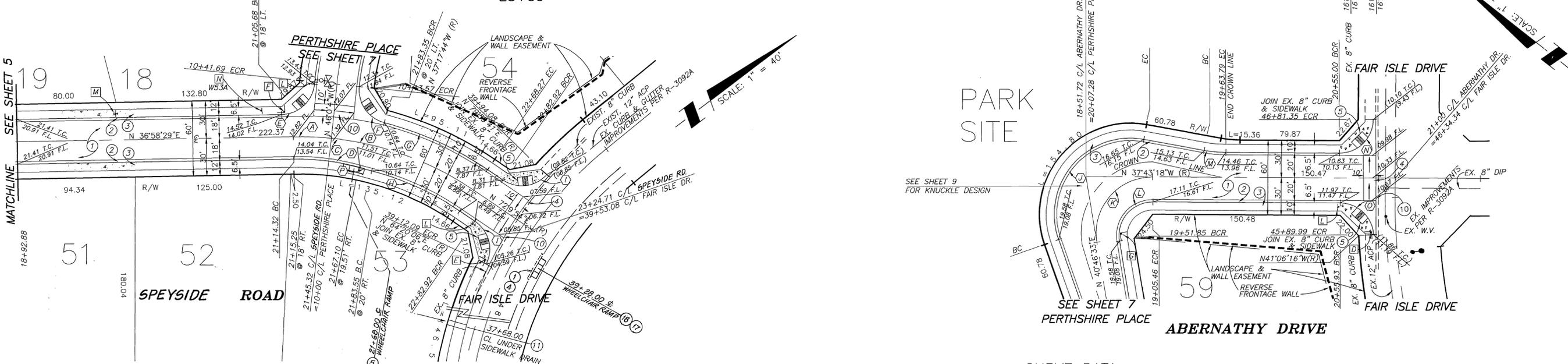
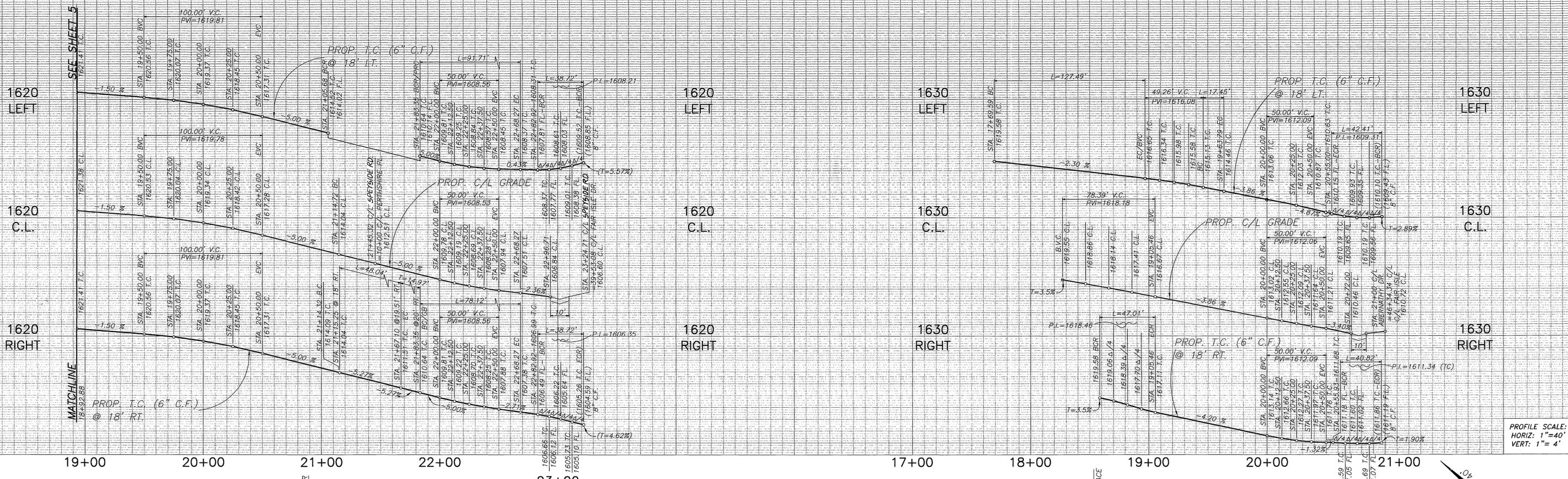
KEITH INTERNATIONAL, INC.
• Planning • Civil Engineering • Environmental Services •
• Land Surveying • Public Works • Water Resources •
Inland Empire Division
28839 Closter Ave., Ste. 303, Moreno Valley, CA 92553 (909) 659-0284
BENCHMARK: CITY OF RIVERSIDE BENCHMARK P.I.K. NAIL AND CITY ENGINEER TAG IN THE NORTHERLY CORNER OF A CATCH BASIN IN THE MEDIAN CURB OF SYCAMORE CANYON BLVD., 95 FEET SOUTHERLY OF FAIR ISLE DRIVE. ADJUSTED AND ENTERED: MAY 1997 ELEV=1510.379

DESIGNED BY JLE DRAWN BY DAH CHECKED BY R.Y.
F080

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
APPROVED BY _____ DATE _____
PRINCIPAL ENGINEER *R. Mc Grath*
PARK DEPARTMENT
TRAFFIC DIVISION
ENGINEERING MANAGER
STREET SERVICES
DATE 7-21-99

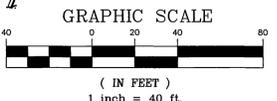
STREET IMPROVEMENT PLANS
TR. 21166
SPEYSIDE ROAD

PROJECT NO. 30772.000
R-3491
SHEET 5 OF 10
INDEXED 9-9-99 LHM



CONSTRUCTION NOTES:

- ① CONSTRUCT A.C. OVER C.A.B. PER TYPICAL SECTION.
- ② CONSTRUCT 6" CURB AND GUTTER PER CITY STD. 200 TYPE I
- ③ CONSTRUCT SIDEWALK PER CITY STD. 325.
- ④ SAW-CUT AND REMOVE EX. A.C., CURB & GUTTER AND SIDEWALK
- ⑤ CONSTRUCT WHEEL CHAIR RAMP PER CITY STD. 304 (TYPE I)
- ⑩ CONSTRUCT CROSS GUTTER PER CITY STD. 220 (WIDTH PER PLAN)
- ⑪ CONSTRUCT UNDER SIDEWALK DRAIN PER CITY STD. 411
- ⑫ CONSTRUCT SIDEWALK WIDENING PER DETAIL ① SHEET 5.
- ⑬ CONST. WHEELCHAIR RAMP IN EXIST. SIDEWALK PER CITY STD. 304 TYPE II



CITY OF RIVERSIDE WATER SYSTEM
 APPROVED BY: *Richard J. Duda* 3/1/99 DATE
 CITY OF RIVERSIDE OVERHEAD & UNDERGROUND
 APPROVED BY: *John J. Lewy* 2-3-99 DATE

CURVE DATA

Δ/BEARING	RADIUS	LEN./DIST.	TANGENT	REFERENCE
① 07°00'51"	250.00	30.60	15.32	C.L. STREET
② 28°10'34"	250.00	122.94	62.74	C.L. STREET
③ 35°11'25"	250.00	153.54	79.28	C.L. STREET
④ 15°43'44"	175.00	48.04	24.17	RIGHT C.F.
⑤ 82°59'10"	27.00	39.11	23.88	LEFT C.F.
⑥ 81°17'07"	27.00	38.30	23.18	LEFT C.F.
⑦ 19°27'41"	270.00	91.71	46.30	LEFT C.F.
⑧ 19°27'41"	230.00	78.12	39.44	RIGHT C.F.
⑨ 89°10'13"	27.00	38.72	23.54	LT. & RT. C.F.
⑩ 119°45'09"	61.00	127.49	105.13	LEFT C.F.
⑪ 99°45'09"	45.00	78.35	53.39	C.L. STREET
⑫ 99°45'09"	27.00	47.01	32.04	RIGHT C.F.
⑬ 10°00'00"	100.00	17.45	8.75	LEFT C.F.
⑭ 90°00'00"	27.00	42.41	27.00	LEFT C.F.
⑮ 86°37'03"	27.00	40.82	25.45	RIGHT C.F.
⑯ N 52°42'13"E		14.97		



PRIVATE ENGINEERING NOTE
 CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.



PREPARED UNDER THE DIRECTION OF:
 GEORGE A. LANFESTY 12/30/99 DATE
 R.C.E. 45920 - EXP. 12/31/02
 APPROVED BY: _____ DATE _____

CITY OF RIVERSIDE WATER SYSTEM
 APPROVED BY: _____ DATE _____

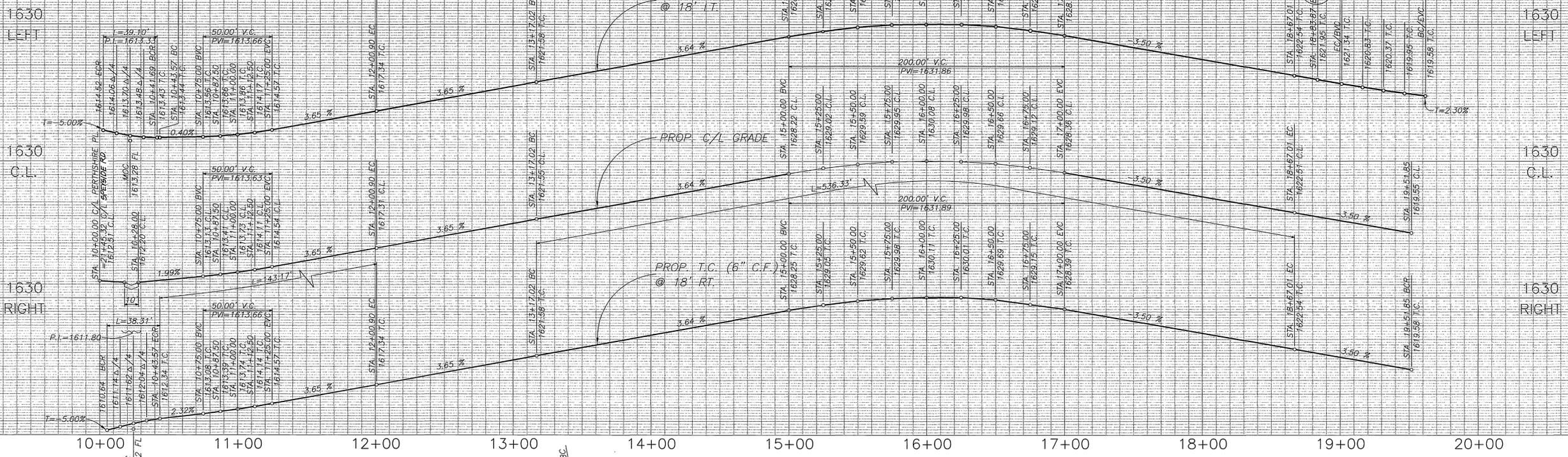
KEITH INTERNATIONAL, INC.
 Planning • Civil Engineering • Environmental Services • Land Surveying • Public Works • Water Resources
 Inland Empire Division
 2890 Octavia Ave., Ste. 302, Morro Valley, CA 93553 (909) 668-0294
 BENCHMARK: CITY OF RIVERSIDE BENCHMARK P.K. NAIL AND CITY ENGINEER TAG IN THE NORTHERLY CORNER OF A CATCH BASIN IN THE MEDIAN CURB OF SYCAMORE CANYON BLVD., 95 FEET SOUTHERLY OF FAIR ISLE DRIVE. ADJUSTED AND ENTERED: MAY 1997 ELEV.=1510.379

MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS
 APPROVED BY: _____ DATE _____
 R. Mc Grath
 DIRECTOR OF PUBLIC WORKS
 DATE: 7-21-99

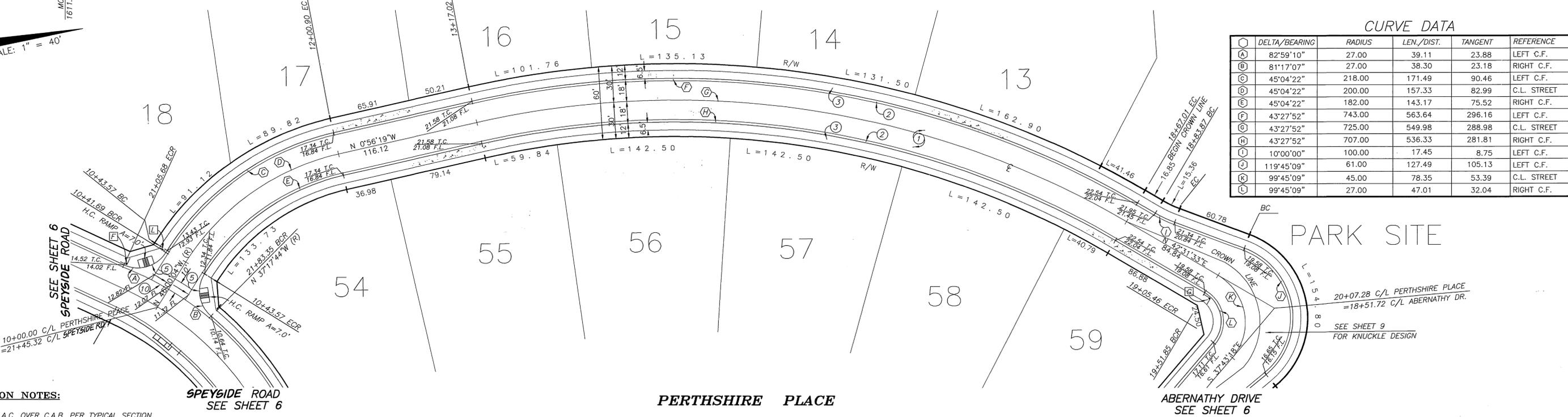
STREET IMPROVEMENT PLANS
 TR. 21166
**SPEYSIDE ROAD
 ABERNATHY DRIVE**

PROJECT NO. 30772.000
R-3491
 SHEET 6 OF 10
 INDEXED 9-9-99 JH



PROFILE SCALE:
HORIZ: 1"=40'
VERT: 1"=4'

SCALE: 1" = 40'



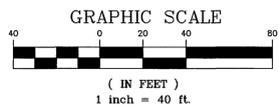
CURVE DATA

DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT	REFERENCE
(A) 82°59'10"	27.00	39.11	23.88	LEFT C.F.
(B) 81°17'07"	27.00	38.30	23.18	RIGHT C.F.
(C) 45°04'22"	218.00	171.49	90.46	LEFT C.F.
(D) 45°04'22"	200.00	157.33	82.99	C.L. STREET
(E) 45°04'22"	182.00	143.17	75.52	RIGHT C.F.
(F) 43°27'52"	743.00	563.64	296.16	LEFT C.F.
(G) 43°27'52"	725.00	549.98	288.98	C.L. STREET
(H) 43°27'52"	707.00	536.33	281.81	RIGHT C.F.
(I) 10°00'00"	100.00	17.45	8.75	LEFT C.F.
(J) 119°45'09"	61.00	127.49	105.13	LEFT C.F.
(K) 99°45'09"	45.00	78.35	53.39	C.L. STREET
(L) 99°45'09"	27.00	47.01	32.04	RIGHT C.F.

- CONSTRUCTION NOTES:**
- CONSTRUCT A.C. OVER C.A.B. PER TYPICAL SECTION.
 - CONSTRUCT 6" CURB AND GUTTER PER CITY STD. 200 TYPE I
 - CONSTRUCT SIDEWALK PER CITY STD. 325.
 - CONSTRUCT WHEELCHAIR RAMP PER CITY STD. 304 (TYPE I).
 - CONSTRUCT CROSS GUTTER PER CITY STD. 220 (WIDTH PER PLAN)

SPEYSIDE ROAD
SEE SHEET 6

ABERNATHY DRIVE
SEE SHEET 6



CITY OF RIVERSIDE
OVERHEAD & UNDERGROUND
APPROVED BY: *John L. Long*
DATE: 2-3-99



PRIVATE ENGINEERING NOTE
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PREPARED UNDER THE DIRECTION OF:
George A. Lenfestey 12/30/98
DATE
APPROVED BY:
DATE

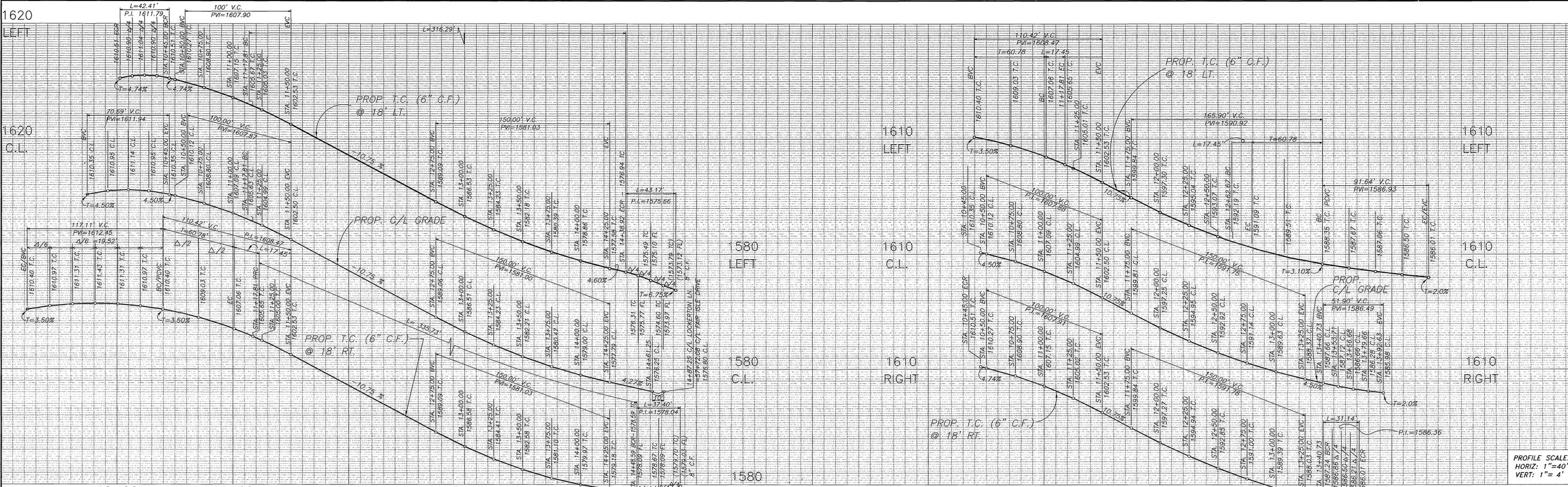
KEITH INTERNATIONAL, INC.
• Planning • Civil Engineering • Environmental Services •
• Land Surveying • Public Works • Water Resources •
Inland Empire Division
22850 Cactus Ave., Ste. 300, Moreno Valley, CA 92553 (909) 662-0254
BENCHMARK: CITY OF RIVERSIDE BENCHMARK P.K. NAIL AND CITY ENGINEER TAG IN THE NORTHERLY CORNER OF A CATCH BASIN IN THE MEDIAN CURB OF SYCAMORE CANYON BLVD., 95 FEET SOUTHERLY OF FAIR ISLE DRIVE. ADJUSTED AND ENTERED: MAY 1997 ELEV=1510.379

MARK REVISIONS APPR. DATE
DESIGNED BY: JLE DRAWN BY: DAH CHECKED BY: R.Y.

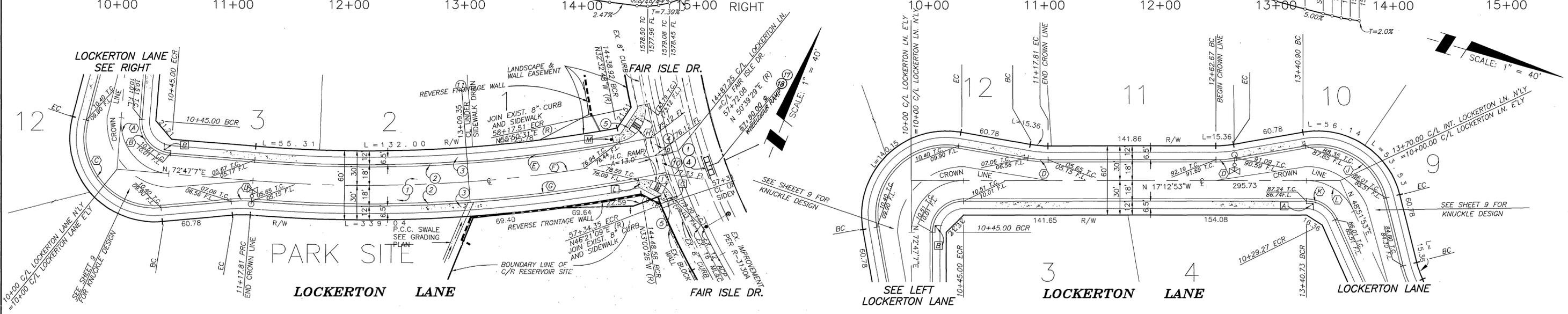
CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
APPROVED BY: *R. Mc Grath* DATE: 7-21-99
PARK DEPARTMENT TRAFFIC DIVISION
ENGINEERING MANAGER
STREET SERVICES

STREET IMPROVEMENT PLANS
TR. 21166
PERTHSHIRE PLACE
HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=8'

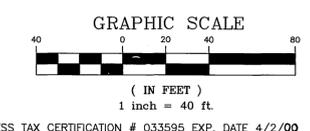
PROJECT NO. 30772.000
R-3491
SHEET 7 OF 10
INDEXED 9-2-99



PROFILE SCALE:
HORIZ: 1"=40'
VERT: 1"=4'



- CONSTRUCTION NOTES:**
- CONSTRUCT A.C. OVER C.A.B. PER TYPICAL SECTION.
 - CONSTRUCT 6" CURB AND GUTTER PER CITY STD. 200 TYPE I
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 - CONSTRUCT CROSS GUTTER PER CITY STD. 220 (WIDTH PER PLAN)
 - CONSTRUCT UNDER SIDEWALK DRAIN PER CITY STD. 411
 - CONSTRUCT SIDEWALK WIDENING PER DETAIL 1 SHEET 5.
 - CONSTRUCT WHEELCHAIR RAMP IN EXIST. SIDEWALK PER CITY STD. 304 TYPE II.



BUSINESS TAX CERTIFICATION # 033595 EXP. DATE 4/2/00

CITY OF RIVERSIDE WATER SYSTEM
APPROVED BY: *Ronald J. Dault* 3/1/99 DATE

CITY OF RIVERSIDE OVERHEAD & UNDERGROUND
APPROVED BY: *John Leung* 2-3-99 DATE

CURVE DATA

DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT	REFERENCE
(A) 90°00'00"	45.00	70.69	45.00	C.L. STREET
(B) 90°00'00"	27.00	42.41	27.00	LEFT C.F.
(C) 110°00'00"	61.00	117.11	87.12	RIGHT C.F.
(D) 10°00'00"	100.00	17.45	8.75	LEFT C.F.
(E) 15°19'55"	1182.00	316.29	159.10	RIGHT C.F.
(F) 17°38'21"	1200.00	369.43	186.19	C.L. STREET
(G) 15°47'35"	1218.00	335.73	168.94	RIGHT C.F.
(H) 91°36'42"	27.00	43.17	27.77	LEFT C.F.
(I) 79°21'37"	27.00	37.40	22.40	RIGHT C.F.
(J) 86°04'47"	61.00	91.64	56.96	LEFT C.F.
(K) 66°04'47"	27.00	31.14	17.56	RIGHT C.F.
(L) 66°04'47"	45.00	51.90	29.27	C.L. STREET

Underground Service Alert
Call: TOLL FREE 1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE
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REGISTERED PROFESSIONAL ENGINEER
Civil
George A. Lanfesty
No. 45920
Exp. 12-31-02
STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:
George A. Lanfesty 12/31/99 DATE
GEORGE A. LANFESTY
R.C.E. 45920 - EXP. 12/31/02
APPROVED BY: _____ DATE _____

KEITH INTERNATIONAL, INC.
• Planning • Civil Engineering • Environmental Services •
• Land Surveying • Public Works • Water Resources •
Inland Empire Division
22839 Chelsea Ave., Ste. 300, Moreno Valley, CA 92553 (951) 653-0224

BENCHMARK: CITY OF RIVERSIDE BENCHMARK P.K. NAIL AND CITY ENGINEER TAG IN THE NORTHERLY CORNER OF A CATCH BASIN IN THE MEDIAN CURB OF SYCAMORE CANYON BLVD., 95 FEET SOUTHERLY OF FAIR ISLE DRIVE, ADJUSTED AND ENTERED: MAY 1997 ELEV=1510.379

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY: _____ DATE _____
PRINCIPAL ENGINEER: *R. Mc Grath*
PARK DEPARTMENT: _____
TRAFFIC DIVISION: _____
ENGINEERING MANAGER: _____
STREET SERVICES: _____

DESIGNED BY: JLE DRAWN BY: DAH CHECKED BY: R.Y. DATE: 7-21-99

PROJECT NO. 30772.000
STREET IMPROVEMENT PLANS
TR. 21166
LOCKERTON LANE
R-3491
SHEET 8 OF 10
HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=8'
INDEXED 9-9-99 LPH

